



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2021-1102
Type: Ordinance
Status: Passed
File created: 3/24/2021
In control: City Council
Final action: 7/21/2021
Title: Zoning Reclassification Map Nos. 2-G and 4-G at 1002 S Racine Ave/1257 W Roosevelt Rd/1357 W Roosevelt Rd/1322 W Taylor St - App No. 20649
Sponsors: Misc. Transmittal
Indexes: Map No. 2-G, Map No. 4-G
Attachments: 1. O2021-1102.pdf, 2. SO2021-1102.pdf

Date	Ver.	Action By	Action	Result
7/21/2021	1	City Council	Passed as Substitute	Pass
3/24/2021	1	City Council	Referred	

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ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Residential-Business Planned Development Number 896 District symbols and indications as shown on Map Numbers 2-G and 4-G in the area bounded by:

West Cabrini Street; South Racine Avenue; West Roosevelt Road; South Blue Island Avenue; West 15th Street; South Laflin Street; a line 132 feet next south of West 15th Street; South Ashland Avenue; West Hastings Street; a line 132.25 feet next east of South Ashland Avenue; the alley next north of West Hastings Street; South Ashland Avenue; West 13th Street; the alley next east of South Ashland Avenue; the alley next north of West 13th Street; South Ashland Avenue; West Washburne Avenue; the alley next east of South Ashland Avenue; the alley next north of West Washburne Avenue; a line 179.5 feet next east of South Ashland Avenue; West Roosevelt Road; a line 192 feet next west of South Loomis Street; the alley next south of West Roosevelt Road; a line 144 feet next west of South Loomis Street; West Washburne Avenue, if extended west of South Loomis Street; South Loomis Street; West Grenshaw Street; South Throop Street; West Taylor Street; a line 100 feet next east of South Loomis Street; the alley next north of West Taylor Street; the alley next east of South Loomis Street; West Arthington Street; and South Ada Street,

to those of Residential-Business Planned Development Number 896, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor

Chicago, Illinois

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Residential-Business Planned Development Number 896, As Amended.

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development Number 896, as amended (the "Planned Development") consists of approximately seven million one hundred seventy-two thousand two hundred twenty-six (7,172,226) square feet (one hundred sixty-four and sixty-live hundredths (164.65) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The "Applicant" for this amendment is LR ABLA LLC with authorization from the Property owners.
2. The Applicant, or the Chicago Housing Authority, LR ABLA L.L.C. (the "Master Developer") or their successors, assignees or grantees (collectively, "Affiliates") shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its Affiliates and approval by the City Council of the City of Chicago (the "City Council").
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Property owners, the Affiliates, their successors, assignees or grantees and all other individuals or entities owning property within the Planned Development. All rights granted hereunder to the Applicant shall inure to the benefit of the Affiliates and their successors, assignees or grantees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise), or, to the extent permitted by law, for a permit to construct improvements on the Property filed prior to completion of the improvements contemplated by this Planned Development shall be made or authorized by the Master Developer. Upon completion of construction of all the improvements contemplated by this Planned Development, any application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development may be filed or authorized for an individual parcel by the owner of the improvements located thereon.
4. This plan of development consists of these twenty (20) statements and the exhibits listed below, all of which are incorporated herein and made a part hereof by this reference: a Permitted Uses Table; a Bulk Regulations and Data Table; an Existing

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

L: ASIA 179067090.8

FINAL FOR PUBLICATION

Zoning Boundary Map; an Existing Land-Use Map; a Right-of-Way Adjustments Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Phase I Site Plan prepared by DeStefano + Partners dated November 20, 2003; a Phase I Landscape Plan and Street Character Guidelines prepared by Wolff Clements and Associates, Ltd. dated November 20, 2003; and Building Elevations prepared by DeStefano + Partners et al. dated November 20, 2003, which exhibits are attached to the PD amendment approved by the

City Council on September 5, 2007 at Journal Pages 7434 through 7507. A full size set of the Phase I Site Plan, the Phase I Landscape Plan and the Building Elevations is on file with the Department of Planning and Development.

This plan of development consists of the following exhibits related to the development of the new construction building in Subarea D that was the subject of the October 11, 2017 Amendment: Subarea D Existing Land-Use Map; Site/Landscape Plan; Building Elevations (north, south, east and west) and Green Roof Plan prepared by Skidmore, Owings & Merrill LLP dated August 17, 2017.

This plan of development consists of the following exhibits related to the development of the new construction buildings in Subarea B and D and the adaptive reuse of an existing building in Subarea D known as the National Public Housing Museum and Apartments and that are the subject of this 2021 amendment: Existing Zoning Boundary Map; Existing Land Use Map; Right of Way Adjustments Map; Planned Development Boundary and Properly Line Map; Sub-Area Map; Sub-Area B 1257 W. Roosevelt Existing Land-Use Map; Sub-Area B 1257 W. Roosevelt Site/Landscape Plan; Sub-Area B 1257 W. Roosevelt Roof Plan; Sub-Area B 1257 W. Roosevelt North and West Elevations; Sub-Area B 1257 W. Roosevelt South and East Elevations; Sub-Area B 1257 W. Roosevelt Landscape Plant List; Sub-Area B 1257 W. Roosevelt Landscape Details; Sub-Area B 1357 W. Roosevelt Existing Land-Use Map; Sub-Area B 1357 W. Roosevelt Site/Landscape Plan; Sub-Area B 1357 W. Roosevelt Roof Plan; Sub-Area B 1357 W. Roosevelt North and West Elevations; Sub-Area B 1357 W. Roosevelt South and East Elevations; Sub-Area B 1357 W. Roosevelt Landscape Plant List; Sub-Area B 1357 W. Roosevelt Landscape Details; Sub-Area D 1002 S. Racine Existing Land-Use Map; Sub-Area D 1002 S. Racine Site/Landscape Plan; Sub-Area D 1002 S. Racine Green Roof Plan; Sub-Area D 1002 S. Racine North and East Elevations; Sub-Area D 1002 S. Racine South and West Elevations; Sub-Area D 1002 S. Racine Landscape Plant List; Sub-Area D 1002 S. Racine Landscape Details; Sub-Area D 1322 W. Taylor Existing Land-Use Map; Sub-Area D 1322 W. Taylor Site/Landscape Plan; Sub-Area D 1322 W. Taylor East, West, and Courtyard North Elevations; Sub-Area D 1322 W. Taylor North, South, and Courtyard South Elevations; Sub-Area D 1322 W. Taylor Landscape Plant List; and Sub-Area D 1322 W. Taylor Landscape Detail dated July 15, 2021.

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

I-AS'm 79067090.8

FINAL FOR PUBLICATION

These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The Property within the Planned Development is divided into fourteen (14) subareas as indicated on the Subarea Map. Subject to the Bulk Regulations and Data Table and the Street Character Guidelines, those uses indicated on the attached Permitted Uses Table shall be permitted in this Planned Development. The uses permitted in Subareas A-1 - A-5, F, G and H are based on the uses permitted in the R4 General Residence District. The uses permitted in Subareas A-6, B, C, D, E and I are based on the uses permitted in the B4-2 Restricted Service District. In the event that the Chicago Zoning Ordinance is amended to change the permitted uses in either of these districts, any new use not otherwise included in the attached Permitted Uses Table proposed for the Property shall be subject to the review and approval of the Department of Planning and Development and shall only be permitted if such use is consistent with the character of the area in which it is proposed.

Additional Permitted Use Regulations:

- a) Portions of the Property in all subareas may be used on an interim basis for construction staging and the storage of construction materials for the various phases of development of the Property (including temporary buildings for construction purposes) and for public and private parks and playgrounds. In addition, the floor area ratios provided for each subarea herein may be exceeded on a temporary basis during such construction.
- b) Any uses existing on the Property as of the date of adoption of this Planned Development shall be allowed to be maintained until the Applicant or the Affiliates undertake redevelopment thereof as provided herein.
- c) Residential uses may be permitted below the second (2nd) floor in all subareas.

- d) All retail shall have a minimum floor to floor height of twelve (12) feet.
- e) Any permitted business use allowed in Subarea A-6 shall be located on the ground floor of a residential building and the total amount of business space within the subarea shall not exceed two thousand (2,000) square feet. No drive-through uses shall be permitted in Subarea A-6.
- (0) Stand-alone business uses shall only be permitted within Subarea B at the southwest corner of South Racine Avenue and West Roosevelt Road and the southeast corner of South Loomis Street and West Roosevelt Road, provided the type of such use shall be subject to consultation with the ABLA Working

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

LASIM 79067090.8

FINAL FOR PUBLICATION

Group and compliance with paragraph 12 herein and provided further that the total amount of business space in the aforementioned locations shall not exceed fifteen thousand (15,000) and seven thousand five hundred (7,500) square feet, respectively. Business uses shall also be permitted at the southeast corner of West Roosevelt Road and South Racine Avenue provided such uses are located on the ground floor of a residential building and that the total amount of business space permitted in such location shall not exceed two thousand (2,000) square feet. Drive-through uses, other than restaurants, shall be permitted in Subarea B, subject to the review and approval of the Department of Planning and Development.

- g) All permitted business uses in Subarea D shall be located on the ground floor of residential buildings and the total amount of business space in anyone location shall not exceed six thousand (6,000) square feet. Notwithstanding the foregoing, one retail location greater than six thousand (6,000) square feet shall be permitted within Subarea D. No drive-through uses shall be permitted in Subarea D.
 - h) Permitted business uses shall only be allowed in Subarea E at the southwest corner of West 15th Street and South Loomis Street and at the southeast corner of West 15th Street and South Ashland Avenue and provided further that all permitted business uses shall be located on the ground floor of a residential building and the total amount of business space in any one location shall not exceed three thousand (3,000) square feet. No drive-through uses shall be permitted in Subarea E.
 - (i) Permitted museum uses may exceed six thousand (6,000) square feet.
 - (j) Drive-through uses shall be permitted in Subarea C and Subarea I, subject to the review and approval of the Department of Planning and Development.
 - (k) All permitted "drive-through" uses shall be subject to the review and approval of the Department of Planning and Development.
6. Project identification signs and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs also shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

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FINAL FOR PUBLICATION

regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. In addition to the maximum height of any building or any appurtenance depicted on the Building Elevations attached hereto, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Landscaping shall be installed in accordance with the Landscape Plans for the various phases of development and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance.
10. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance, such calculations shall exclude (a) all floor area dedicated to mechanical equipment and storage areas in excess of five thousand (5,000) square feet in any single building, and (b) any floor area associated with parking and loading areas.
11. For purposes of this Planned Development, in addition to the encroachments permitted by the Chicago Zoning Ordinance, the following shall be considered permitted obstructions: steps exceeding four (4) feet in height above grade level in any yard setback depicted on the Site Plans; balconies, provided, however, no balconies, other than those which may be installed as part of a rehabilitation of an existing building, shall project into the public way; multi-story bays projecting not more than three (3) feet into any yard; and open porches projecting not more than five (5) feet into the front or side yards.
12. Prior to issuance by the Department of Planning and Development of a determination pursuant to Section 11.11 -3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the improvements in any phase of development subsequent to Phase I, a site plan, landscape plan and building elevations (collectively, the "Subsequent Phase Site Plan Approval Submittals") shall be submitted to the Department of Planning and Development for approval. Approval of the Subsequent Phase Improvements is intended to assure that the specific components thereof

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

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FINAL FOR PUBLICATION

substantially conform with this Planned Development, including the Street Character Guidelines attached hereto. Subsequent Phase Improvements that contain modifications which would otherwise be considered minor changes to the Planned Development shall be deemed to be in substantial conformance therewith. If the Subsequent Phase Site Plan Approval Submittals substantially conform with the provisions of this Planned Development, the Department of Planning and Development shall approve same within thirty (30) days from submission thereof. Following approval thereof by the Department of Planning and Development, said Subsequent Phase Site Plan Approval Submittals, and each of them, shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development. After approval of the Subsequent Phase Site Plan Approval Submittals by the Department of Planning and Development, the same may be changed or modified pursuant to the provisions of Statement Number 13 of this Planned Development. In the event of any inconsistency between Subsequent Phase Site Plan Approval Submittals and the terms of this Planned Development in effect at the time of approval of such Subsequent Phase Site Plan Approval Submittals or of the changes or modifications thereto, the terms of this Planned Development shall govern.

Notwithstanding the foregoing, no Site Plan Approval shall be required in connection with the development of the Phase I improvements, the new construction building located in Subarea D contemplated by the 2017 amendment to this Planned Development or the buildings proposed in Subareas B or D contemplated by this amendment.

Subsequent Phase Site Plan Approval Submittals shall, at minimum, provide the following information:

- a) a site plan (including footprints of the proposed improvements);
- b) a landscape plan, including species and size of landscape material;
- c) location and depiction of all parking spaces and loading berths, including relevant dimensions;
- d) location and depiction of all drives, roadways and vehicular routes;
- e) statistical information applicable to the particular phase of development depicted, including:
 - 1) floor area and floor area ratio;
 - 2) uses to be established;

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

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FINAL FOR PUBLICATION

- 3) building heights; and
- 4) building setbacks; (0 building elevations; and
- (g) compliance with the Street Character Guidelines.

Subsequent Phase Site Plan Approval Submittals shall include such other information as may be necessary to illustrate substantial conformance with the applicable provisions of this Planned Development.

13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant, the Affiliates or their successors, assignees or grantees and alter a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area or the maximum number of units for the total net site area established in this planned development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include, but are not limited to, a reduction in the minimum required distance between structures, a reduction in periphery setbacks and an increase in the maximum percent of land covered.
14. The Applicant, the Affiliates, and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant and Affiliates shall use best and commercially reasonable efforts to design, construct and maintain all new buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The new construction building located in Subarea D contemplated by the 2017 amendment to this Planned Development and the buildings proposed in Subareas

B or D contemplated by this amendment shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

EAST-179067090.8

FINAL FOR PUBLICATION

time the Part II review process is initiated for such buildings and must provide documentation verifying compliance.

15. The Applicant, the Affiliates and their successors, assignees or grantees acknowledge that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section II. 11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
16. Applicant and Affiliates acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner that promotes energy efficiency and maximizes the conservation of natural resources. To promote these objectives, the Applicant and Affiliates agree to review with the Department of Planning and Development to determine if any features, materials or resources would be cost-effective to include as a part of the design, construction, and maintenance of the buildings and improvements on the Property. Cost-effectiveness shall be in the sole discretion of the Applicant and Affiliates. Provided funding is available as indicated below, this review process shall specifically include the use of computer modeling programs recommended by the Department of Planning and Development. The types of features, materials and resources that will be analyzed and considered during this process are enumerated on Exhibit 12. This listing is not intended to be exhaustive and other features, materials and resources may also be reviewed and evaluated. All features, materials or resources shall be evaluated in the context of the Home Energy Rating System. To the extent that design, construction and maintenance of any of these features materials or resources requires supplemental funding from the City or other funding sources, design, construction or maintenance shall be subject to the receipt of such funding.
17. Design Guidelines. The improvements on the Property shall be designed, constructed and maintained in general conformance with the plans and exhibits set forth in these statements or attached hereto. In addition, the development shall be subject to the following development parameters:

(a) Open Space: Open space shall be provided within the Planned Development in accordance with the following requirements:

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

F.AST.1 79067090.8

FINAL FOR PUBLICATION

Housing Type	Private Open Space (Per Unit)	Public Open Space (Per Unit) Within Planned Development	Private Open Space Or Landscape Setbacks (Per Unit)
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Single-Family Detached	500 square feet	150 square feet	-
Single-Family Attached (townhouses)	200 square feet	150 square feet	~
Low-Rise Apartments	Up to 50% of total open space required in column 3	50 square feet	8 units or less - 150 square feet or compliance with applicable open space impact fees More than 8 units ~ 100 square feet or applicable open space impact fees in lieu*
Condominiums (up to 4-stories)	Flats may be in balconies or roof decks		
Mid-Rise Apartments	Up to 50% of total open space required in column 3	50 square feet	100 square feet or compliance with applicable open space impact fees in lieu*
Condominiums (5 to 8 stories)	may be in balconies or roof deck		
Loft Conversions	Up to 50% of total open space required in column 3 may be in balconies or individual unit roof decks	50 square feet	100 square feet (may be provided in roof garden) or compliance with applicable open space impact fees in lieu*

*Where an in lieu fee is applicable it shall be calculated pursuant to the following formula: [Required Private Open Space - Proposed Provided Private Open Space (including all front, side and rear yards)] / 87SF * \$313 = required in lieu fee. The denominator square feet and fee amount may be adjusted from time to time by DPD per the generally-applicable guidelines for the open space impact fee credit. The required in lieu fee shall be calculated by DPD at the time of Part II Approval.

(b) Landscaping. The landscaping requirements for Phase I of the development will comply with the Phase I Landscape Plan attached hereto. The landscaping

Applicant: LR ABLA LLC
 Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
 Introduced: March 24, 2021 Plan Commission: July 15, 2021

LASIM79067090.S

FINAL FOR PUBLICATION

for all future phases of development shall substantially comply with the Street Character Guidelines and the Chicago Landscape Ordinance and associated guidelines and regulations. Landscaping for all rental properties will be varietal. Front yard beds of rental properties shall be varietal and be planted to maintain color throughout the seasons.

(c) Residential Building Design. Other than the Phase I Improvements, the new construction building located in Subarea D contemplated by the 2017 amendment or the buildings proposed in Subareas B or D contemplated by this amendment, which comply with the design requirements contained herein, building elements for all future phases may include but not be limited to: entrance canopies, front stoops, stairs, flat or pitched roofs, punched windows, bay windows, upper story balcony/porches, roof terraces and architectural elements that reinforce the corner.

1) Facades. Front facades, including end walls which front public streets or open spaces, be of brick, have windows and be ornamented with artificial stone or concrete. They shall be varied in material, roofline and window style. The front facade brick should turn the corner for a minimum of four (4) feet at the side walls. Where buildings have a greater exposure of the side facade due to an adjacent building setback, the facade brick shall return four (4) feet past the face of the adjacent facade. Side walls and rear, walls should be masonry (brick or C.M.U.), vinyl clad or split-face block. E.I.F.S. synthetic stucco or dryvit, shall be limited to architectural ornament and penthouse facades. Facades that face car courts but not public streets must contain pedestrian scale entry doors, windows and building lighting. All front facades or side facades facing a public street will contain items that create architectural rhythm such as bay windows, and brick moldings; and building projections such as cornice lines and pilasters; television reception dishes shall not be permitted thereon. Affordable housing units shall be constructed of equal quality materials, detailing and decoration so they are

indistinguishable from market rate units.

- 2) Dwelling Types. A variety of dwelling types including affordable housing is to be interspersed throughout the development and within individual blocks.
- 3) Private Garages. Private garages may be constructed of vinyl siding, wood siding, stucco or masonry. Where a private garage is located within fifteen (15) feet of a public street, unless the facade facing the street is constructed of a material other than vinyl siding (i.e., masonry, stucco, et cetera); it shall be screened from view by plantings or fences.

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

EASTU 79067090.8

FINAL FOR PUBLICATION

If plantings are utilized to screen a garage, such plantings shall provide screening on a year-round basis.

- 4) Orientation Of Buildings. Buildings shall be oriented to the street, public open space or private courtyard with the primary facade and a front door, or the appearance of a front facade and front door. Any side wall facing a public street will contain materials and architectural elements that are consistent in character with primary building facades. Curb cuts, garage doors, blank walls and rear service elements shall not face public streets or common open spaces.

- 5) Retail Corner Sites. Retail corner site setbacks over five (5) feet are to be avoided.

- (d) Fencing, Walls And Gates. Fencing separating the private yards from the street or common open space should be no less than seventy percent (70%) transparent and no more than live (5) feet in height.

18. The Applicant acknowledges and agrees that the rezoning of the Property in Subarea D that was the subject of the 2017 amendment (the "2017 Amendment Property") and the buildings proposed in Subareas B or D contemplated by this amendment (the "Subject Property") from Planned Development Number 896 to Planned Development Number 896, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district.

The 2017 Amendment Property is located in a "higher income area" within the meaning of the ARO, and the project had a total of 73 units. As a result, the Applicant's affordable housing obligation is 7 affordable units (10% of 73 rounded down), 2 of which are Required Units (25% of 7, rounded up). Applicant agreed to satisfy its affordable housing obligation by providing 7 affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

EAST. 179067090.8

FINAL FOR PUBLICATION

annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in on the Subject Property, including, without limitation, excavation or foundation permits, the Applicant executed and recorded an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement was recorded against the 2017 Amendment Property and constituted a lien against such property.

The Subject Property is located in a "higher income area" within the meaning of the ARO, and the project has a total of 222 units. As a result, the Applicant's affordable housing obligation is 44 affordable units (20% of 222, rounded down), 11 of which are Required Units (25% > of 44, rounded up). Applicant has agreed to satisfy its affordable housing obligation by providing 44 affordable units in the rental buildings to be constructed in the Planned Development. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in on the Subject Property, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property.

The Commissioner of DPD may enforce remedies for any breach of this Statement 18, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development. Notwithstanding the foregoing, if the Applicant receives Low-Income Housing Tax Credits, tax increment financing or other financial assistance whose affordability requirements exceed those of the Affordable Housing Ordinance from the City to develop affordable housing in any portion of the Planned Development, the regulatory, redevelopment, loan or other

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

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agreement! s) to be executed by the City and the Applicant in connection with such tax credits or other financial assistance shall govern and control the Applicant's obligation to provide affordable housing for such subsidized portion of the Planned Development.

19. The Applicant acknowledges the city's ongoing and evolving initiatives to enhance awareness of, and support and encourage participation by. Minority and Women's Business Enterprise certified contractors and local city residents. To assist the city in promoting such MBE, WBE and local city resident involvement, the Applicant may provide the Department of Planning and Development with any preliminary outreach plans designed to elicit MBE, WBE and local city resident participation, such submission may include copies of certified letters, and receipts of such, sent to MBE/WBE contractor associations and the ward office of the alderman in which this project is proposed to be located. In conjunction with the Applicant's submission for Part II permit reviews of the new construction building located in Subarea D, the Applicant will provide DPD (and upon request, the full Plan Commission) with all responses to any preliminary outreach plans and certified letters, updates on any associated communications or meetings and anticipated percentages of MBE, WBE and local city resident participation. Prior to issuance of their Certificate of Occupancy for the new construction building located in Subarea D, the Applicant will provide DPD with actual level of MBE and WBE certified contractor and local city resident participation. All such details will be provided in a form acceptable to the Zoning Administrator or Commissioner of the Department of Planning and Development.
20. a) Unless substantial construction of the Phase 1 Improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to those zoning district classifications in existence immediately prior to the adoption of the ordinance establishing this Planned Development.

b) Subsequent Periods. Unless substantial construction has commenced and been diligently pursued after the initial six (6) year period on a minimum of four hundred (400) dwelling units (cumulative) within eight (8) years of the effective date hereof, six hundred (600) dwelling units (cumulative) within ten (10) years of the effective date hereof and eight hundred (800) dwelling units (cumulative) within twelve (12) years of the effective date hereof (the "Subsequent Periods"), the Department may decide to review and recommend modification of the provisions of this Planned Development in whole or in part. The Department's determination that the Planned Development ordinance must be reviewed shall be reflected in an application filed by the City for a Planned Development amendment, with the City being deemed the Applicant and providing such notice as may be required by law. Not less than thirty (30) days before filing any such application for amendment to the Planned

Applicant: LR ABLA LLC
Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 Plan Commission: July 15, 2021

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Development, the Department shall provide the Applicant with a copy of the draft application for amendment.

c) Unless substantial construction of the improvements contemplated within Subarea D has commenced within six (6) years following adoption of Residential-Business Planned Development Number 896, as amended by this Amendment and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Subarea D and the zoning of Subarea D of the planned development shall automatically revert to Residential-Business Planned Development Number 896, as amended on September 5, 2007.

D) Unless substantial construction of the improvements contemplated within Subareas B and D has commenced within six (6) years following adoption of Residential-Business Planned Development Number 896, as amended by this Amendment and unless completion is thereafter diligently pursued, then this planned development shall expire as it relates to Subarea D and the zoning of Subarea D of the planned development shall automatically revert to Residential-Business Planned Development Number 896, as amended on October 11, 2017.

Applicant: LR ABLA LLC

Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 **Plan Commission:** July 15, 2021

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Exhibit 12 referred to in these Plan of Development Statements reads as follows:

Exhibit 12

Energy Efficiency And Sustainable Development Features.

Site:

- install environmentally responsible landscape of native plants;
- encourage storm water percolation with green spaces;
- orient buildings and window placement to maximize sunlight;
- install (by City) permeable alleys; and
- review (by City) of alternate water retention systems.

Efficiency: install low-flow plumbing fixtures; maximize amount of fluorescent light fixtures; use fluorescent fixtures

at all common light fixtures; use photocells on exterior common light fixtures; install double glazed windows; install

Energy Star appliances; install ninety percent (90%) efficient furnaces; install energy efficient hot water heaters;

locate hot water heater near the point of highest service, where possible;

insulate hot and cold water pipes within three (3) feet of the hot water heater;

install programmable thermostats;

train occupants on system use;

seal ductwork;

install reflective roofing;

Applicant: LR ABLA LLC
Address: 1201 W Taylor / 1255 W Roosevelt / 1355 W Roosevelt / 1322 W Taylor
Introduced: March 24, 2021 **Plan Commission:** July 15, 2021

FINAL FOR PUBLICATION

caulk and seal all penetrations;

install ceiling fans to reduce use of air-conditioners; advance framing to help reduce construction costs; increase

insulation and use of exterior air infiltration barrier; install bathroom fans;

advance caulking for airtight drywall approach;

caulk or gasket drywall is used at electrical, plumbing or mechanical penetrations; and install carpeting by tacking rather than using glue.

Indoor Environmental Quality: use low-emitting paints, sealers, caulk, adhesives, carpets and composite wood products; and low-VOC and low-toxic interior paints and finishes to reduce toxins.

Sustainable Features: use carpet made from recycled materials; use engineered composite lumber; use recycled

light-gauge interior steel framing, if possible; use blown-in cellulose insulations; use cement board siding on

exterior; use fly-ash concrete for foundations, if structurally possible; water conserving toilets and faucets;

use of recycled plastic lumber or wood composite lumber for certain exterior uses;

use of engineered structural products, including laminated veneer lumber (L.V.L.) wood I-beams and I-joists, and wood-roof and floor trusses (when lumber is used); and

green roofs.

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Introduced: March 24, 2021 Plan Commission: July 15, 2021

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Material And Resources: resource efficient design, including panellation of walls.

Applicant: LR ABLA LLC
 Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
 Introduced: March 24, 2021 Plan Commission: July 15, 2021

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Exhibit I.

Bulk Regulations And Data Table. (Page 1 of 2)

	Sub-area A1	Sub-area A 2	Sub-area A3	Sub-area A4	Sub-area A 5	Sub-area A6	Sub-area B
Gross Site Area (Square Feet)	-	-	-	-	-	-	-
Net Site Area (Square Feet)	338,057	288,610	294,465	164,587	1,244,231	9,375	440,591
Gross Site Acreage	-	-	-	-	-	-	-
Net Site Acreage	8.2	6.6	6.8	3.8	29.0	.1	10.6
Maximum Percentage of Site Covered	Per sue plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval	Per site plan approval
Maximum Floor Area Ratio	1.3	1.2	1.1	1.1	1.1	1.2	1.7
Maximum Building Height	50% @ 35' (3! 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	50% @ 35' 50% @ 45'	35'	68% (5) 45'
Minimum Setbacks	Front: 10' Side: 10' Rear: 10'	Front: 10' Side: 10' Rear: 10'	Front: 10' Side: 10' Rear: 10'	Front: 10' Side: 10' Rear: 10'	Front: 10' Side: 10' Rear: 10'	Front: 10' Side: 10' Rear: 10'	Front: 2" Side: 2" Rear: 0'
Planned Number of Dwelling Units	241	208	176	93	867	6	441
Maximum Number of Dwelling Units	238	218	184	107	910	6	510
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Retail: 6,000 to 10,000 s.f. = one 10' x 25' loading berth						
Minimum Number of Parking Spaces	Residential: 10,001 to 25,000 s.f. = two 10' x 25' loading berths 25,001 to 40,000 s.f. = two 10' x 50' loading berths Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Residential parking may be provided on-site within six hundred (600) feet, with such distance measured from the proper Government-subsidized residential shall be subject to the parking ratios of 17-10-0207-C, including DPD-authorized additional reductions. Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 10,000 s.f. Size: All spaces shall be 8' x 19' minimum. Parking requirements may be further reduced by the maximum allowed under Section 17-13-1101-D and under Section 17-10-0102-B for property within the required radius of transit (as may be extended upon presentation of documentation prior to building permit indicating that a street qualifies for designation as a pedestrian street or will qualify pursuant to the Street Character Diagrams attached to Exhibit 11 and does or will follow the pedestrian street guidelines pursuant to Section 17-3-0500)						

Minimum setbacks and maximum site coverage shall be in accordance with the submitted site plans

a. Maximum Building Height refers to new development only. Existing Buildings with heights in excess of maximum shown are permitted. For the purposes of this ordinance, building height shall be defined as per the City of Chicago Zoning Ordinance.

- b Sub-areas AI through A5 no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 45 feet in height.
 c. Sub-area B. no more than 32% of the total street frontage within the sub-area shall be constructed with buildings that exceed 45 feet in height and no building shall exceed 60 feet in height.
 d. Peripheral Setbacks. Except for townhouses, there will be no less than 5'0" between buildings at parcels abutting a street or alley, other than on reverse corner lots in Subareas AI-5, no side setback is required at the street or alley, however, on reverse corner lots in Subareas AI-5, sideyard set-backs along the street side lot line shall be a minimum of 50% of the depth required for the front yard of the next property to the rear fronting on such street
 e Sub-areas AI through A6. Minimum rear yard setback for townhouse shall be 2'0" The minimum separation between townhouses where the front or rear wall of one row of townhouses faces the front or rear wall of another row of townhouses shall be 22 feet

Applicant: LR ABLA LLC
 Address: 1201 W Taylor / 1255 W Roosevelt / 1355 W Roosevelt / 1322 W Taylor
 Introduced: March 24, 2021 Plan Commission: July 15, 2021

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Exhibit 1. Bulk Regulations And Data Table. (Page 2 of 2)

	Sub-area C	Sub-area D	Sub-area C	Sub-area F	Sub-area G	Sub-area H	Sub-area I	Total
Gross Site Area (Square Feet)	-	-	-	-	-	-	-	7,172,226
Net Site Area (Square Feet)	102,572	187,508	158,736	1,186,462	33,744	158,729	35,087	4,642,754
Gross Site Acreage	-	-	-	-	-	-	-	164.65
Net Site Acreage	2.4	3.9	3.64	27.2	0.8	3.6	0.8	106.6
Maximum Percentage of Site Covered	Per site plan approval	Per site plan approval	Per site plan approval	Per Existing	Per Existing	Per Existing	Per site plan approval	
Maximum Floor Area Ratio	1.4	2.0	3.0	0.7	2.9	0.7	0.9	1.23 ^{1a}
Maximum Building Height ¹	45'	85'	55' north of 15" St. 80' south of 15" St.	Per Existing	Per Existing	Per Existing	35'	
Minimum Setbacks	Front: 0" Side: 0' Rear: 8'	Front: 0' Side: 0' Rear: 8'	Front: 10' Side: 0' Rear: 0'	Per Existing	Per Existing	Per Existing	Front: 0' Side: Rear: 0'	
Planned Number of Dwelling Units	67	155	260	330	116	126	0	3086
Maximum Number of Dwelling Units	71	186	312	330	116	126	27	3341
Minimum Number of Loading Berths	Residential: 20,000 to 200,000 s.f. = one 10' x 25' loading berth Residential: 10,001 to 25,000 s.f. = two 10' x 25' loading berths Residential: 25,001 to 40,000 s.f. = two 10' x 50' loading berths Residential: Parking spaces will be provided at a ratio of one parking space per dwelling unit minimum. Residential parking may be provided off-site within six hundred (600) feet, with such distance measured from the property line - Government-subsidized residential shall be subject to the parking ratios of 17-10-0207-C. including DPD-authorized additional reductions Retail: One parking space shall be provided for every 400 s.f. of floor area in excess of 6,000 s.f. Size- All spaces shall be 8' x 19' minimum Parking requirements may be further reduced by the maximum amounts allowed under Section 17-13-1101 -D and under Section 17-10-0102 -B for properly within the required radius from transit (as may be extended upon presentation of documentation prior to building permit indicating that a street qualifies for designation as a pedestrian street or will qualify pursuant to the Street Character Diagrams attached as Exhibit 11 and does or will follow the pedestrian street guidelines pursuant to Section 17-3-0500)							

Minimum Number of Parking Spaces^h

- f. Sub-area I - no more than 50% of the total street frontage within the sub-area shall be constructed with buildings that exceed 35 feet in height and no building shall exceed 85 feet in height
 g. The total number of units consists of 2,514 new units in Subareas A-E and I and 572 existing units in Subareas H, G and II. In no event shall the total number of new units on the Property exceed 2,514
 h. The new construction building approved by this 2017 Amendment shall have a minimum required automobile parking of 33 spaces per dwelling unit.
 i. The parking requirements for the buildings proposed by this 2021 Amendment shall be as follows: 1257 W Roosevelt and 1357 W Roosevelt (Subarea 13) - 40 spaces each. 1002 S Racine (Subarea D) - 33 spaces. 925 S Ada (Subarea D) - 37 spaces

Applicant: LR ABLA LLC
 Address: 1002 S Racine / 1257 W Roosevelt / 1357 W Roosevelt / 1322 W Taylor
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APPLICANT: LR ABLA LLC

EXHIBIT 2

nil A ■ PAI1

ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor HIM/VL JUK
Chicago, Illinois

INTRODUCED: March 24, 2021
PLAN COMMISSION: July 15, 2021

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--- PLANNED DEVELOPMENT BOUNDARY X///A NOT OWNED BY CHA

ROOSEVELT SQUARE

TJj³ EXISTING BUILDING

EXISTING LAND USE MAP

APPLICANT: LR ABLA LLC

EXHIBIT 3

ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor
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RIGHT OF WAY ADJUSTMENTS MAP

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--- PLANNED DEVELOPMENT BOUNDARY VACATED RIGHTS OF WAY NEW RIGHTS OF WAY

ROOSEVELT SQUARE

APPLICANT: LR ABLA LLC

EXHIBIT 4

ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor
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PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

- _ _ PLANNED DEVELOPMENT BOUNDARY

^^^B EXISTING BUILDING TO REMAIN (WITHIN PD BOUNDARY)

ROOSEVELT SQUARE

APPLICANT: LR ABLA LLC

EXHIBIT 5

ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor
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SUB-AREA MAP

___ SUBWEA BOUNDARY

^^^B EXTJTING BUILDING TO REMAIN WIIHM PD BOUNDARY

ROOSEVELT SQUARE



0 150' 300' 600'

APPLICANT: LR ABLA LLC EXHIBIT 6
ADDRESS: 1002 S Racine/1257 W Roosevelt/1357 W Roosevelt/1322 W Taylor
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SUBAREA B EXISTING LAND-USE MAP

Z/I

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: ADDRESS.

INTRODUCED: PLAN COMMISSION
ROOSEVELT SQUARE 3B LLC
1257, 1357 WEST ROOSEVELT ROAD CHICAGO, IL
MARCH 24, 2021
JULY 15, 2021

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SITE / LANDSCAPE PLAN

PARKING LOT VEHICULAR USE CALCULATIONS

40 SPACE PARKING LOT W/4 ACCESSIBLE SPACES	
TOTAL VEHICULAR USE AREA	4.838 S F
OPEN SPACE	5.928 S F

0 16'-0" 32'-0"

1/32" = 1'-0"

ROOSEVELT SQUARE - PHASE 3B

ROOSEVELT SQUARE 3B LLC

1257 WEST ROOSEVELT ROAD CHICAGO. IL

INTRODUCED MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2027

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ROOF PLAN

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/ NEW 6 \ " // STORY "■ ■ / .__ ■ f, BUILDING " \T~ "r^-" -
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NET ROOF AREA 13,747 S F

0 16'-0" 32'-0"

1/32" = 1' -0"

ROOSEVELT SQUARE - PHASE 3B

ROOSEVELT SQUARE 3B LLC

1257 WEST ROOSEVELT ROAD CHICAGO. IL

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PLAN COMMISSION: JULY 15, 2021

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NORTH & WEST ELEVATIONS

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0 16'-0" 32'-0"

1/32" = 1'-0"

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: ROOSEVELT SQUARE 3B LLC

ADDRESS 1257 WEST ROOSEVELT ROAD

CHICAGO, IL

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PLAN COMMISSION: JULY 15, 2021

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SOUTH & EAST ELEVATIONS

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ts 16'-0" 32'-0"

1/32" = V-0"

ROOSEVELT SQUARE - PHASE 3B
ROOSEVELT SQUARE 3B LLC
1257 WEST ROOSEVELT ROAD CHICAGO, IL
INTRODUCED MARCH 24, 2021
PLAN COMMISSION: JULY 15, 2021

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LANDSCAPE PLANT LIST

PLANTING SCHEDULE

1257 ROOSEVELT PLANT SCHEDULE				CSDP4 1 WORKING LANDSCAPES	
I CODE IqTY	BOTANICAL NAME COMMON NAME	root	{size	j remarks	NATIVE/NATVAR I PLANT TYPE (Y/N) (T/S/F/G/B)
SHADE TREES					
CA SP	3 ' Catalpa speciosa Northern Catalpa	3&B	4"cal. 7"CBH		Y T
CE OC	2 3 Celtis occidentals Hackbcrry	B&B	,4"cal. 7"CBH		Y t"
GY DI	Gymnocladus dioicus 'Espresso'	IEspresso Kontucky CofB&B	4"cal. 7"CBH I		Y
QU 91 3 UL MO" ' 2 '"	Quercus bicolor	Swamp White Oak	B&B	4" cal. T CBH	Y T T
	Ulm.us <http://Ulm.us> 'Morton Glossy'	TrumphElm .B&3	4"cal. 7"CBH		Y
ORNAMENTAL TREES					
MA AN 1 1	Magnolia x 'Ann' Magnolia IB&B	iAnn	6'ht	Imulti-stom low-branched	N T
MA GL 1 4	Malus x adstrngens 'Durfco' iGladiator Crabapple 'B&B		2 5"cal	jsinglo-stcm, matching	N T
EVERGREENS					

TA.EV i 8 i Texus x media "EverloW 18" w [24-30" oc		Everlow Yew	Icon	inn				N	S
TA.CA TA.L.H	1	Taxus cuspidata "Capitata"		i Capitata Yow	IB&B / cont	5' ht x 3' w	sheared pyramidal	N	S
	29	Thuja occidentalis "Smaragd"		InstantHedge Emerald Green Arborvitae	40"L 5-6' ht wavod hodge		prograwn. proclipped hedge es supplied by InstantHedge, remove box upon install single leader	Y	S
TH DS < 2		Thuja occidentalis "Degroote Spiro" IDegroote Spiro Arborvitae	IB&B / cont		{1}4' ht. (1)5' ht			Y	S
TH SM 7		i i Thuja occidentalis "Smaragd" iEmerald Green Arborvitae .B&B			(5)5' ht. (1) 6' ht.(1) 8' hsingle leader			Y S	
SHRUBS									
AR MO	46	Amnia melanocarpa "Morton"		ilroquois Beauty Chokecont	24-hxb24"w	130" OC		Y	I S
CO BC	38	Comus sencea "Bergeson Compact"		iBorgeson Compact Rcont	24"htx24"w 30"oc			Y	I S
DI LO	113 " 28	Dien/iHe Ionicera		IDwarf Bush-honeysucklecont	16"ht x 18" w	24" o c		Y S	
MY PE		Mynca pensylvanica		jNorthern Bayberry cont	30"htx30"w 36"oc			Y	, S
RH AR	46	Rhus aromatica "Gro-Low"		IGrow Low Aromatic Sumac jcont	18"htx18-w	124"oc		I	Y I S
VI CH	11	Viburnum dentatum "Chnstom"		IBlue Muffin Arrowwood Viburnum jcont	36"htx36"w	48" oc		I	Y I S
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS									
AG FO	17	Agastacho foeniculum "Blue Fortune"		jBlue Fortuno Aniso Hxcont	quart	12" o c		Y F	
AL CE	76	Allium cernuum		j Nodding Wild Onion cont	4" pot	:8"o c		Y	j F
ALSC CA KF	49	Allium schoenoprasum "Forescato"		iForescate Chives cont cont cont	4" pot	■S"o c		Y ~ N	F
	60	Calair.agnistis acutiflora "Karl Foerctor"		Karl FocistIM Feather R	f"1 com quart quart	24" o c			G
CANE	52	Calamtha nepeta ssp nepeta		Lesser Calamsnt		12" oc		Y Y	
EC PS	46	Echinacea purpurea "Prairie Splendor"		Prairie Splendor Purplecont		12" o c			F
EU MY	18	Euphorbia myrsinites		IMyrtle Spurge cont	4" pot 18"OC			N	I F
GE BV	172	Geranium macrorrhizum "Bevan's Varroty"		iBevan's Bigroot Gocont	quart 15"oc			N	I F
LI KO	23	Uatns spicata "Kobold"		jKobold Spiko Gayfoaihor cont	quart	12" o c		Y F	
MOFI	29	Monarda dsiliuosa		i Wild Borgamol cont	quart	12" o c		Y	i F
SE AU	327	Seslena autumnalis		iAutumn Moor Grass cont	quart	.12"oc		N	j F
SY NO	17	Symphyotnchum novaa-angliaa "Purple Domo"		Purpto Dome Astercont	quart	12" oc		y	: f
WATE	89	Watdsteinio ternata		.Barren Strawberry coll	j2.5"pol	12" oc		Y F	
BULBS									
AL GL	105	Allium <file:///Allium> Globomaslcr"		j Globe ma star Allium	bulb	j20 cm +	j1 per SF, plant in drifts		N
CH LU	234	1 Chionodoxa lucillae		Glory of the Snow	bulb	" 5 cm +	"6-9 per SF, plant in drifts		N
GA EL NA 3D	208	Galanthus elwesni Snowdrop			bulb	7 cm +	"6-9 por SF, plant in drifts		N N
	274	jNarcissus 3D Blend		3D Blend Daffodil	jbutb	.16 cm+	"3-4 per SF, plant tn drifts		
SOD									
	147SY	Black Beauty Foscue Sod							
	isod	rolls		[Or approved equal					

ROOSEVELT SQUARE - PHASE 3B

APPLICANT-ADDRESS.

INTRODUCED: PLAN COMMISSION:

ROOSEVELT SQUARE 3B LLC

1257 WEST ROOSEVELT ROAD CHICAGO, IL

MARCH 24,2021

JULY 15, 2021

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LANDSCAPE DETAILS

SHADE TREE PL

ANTING SECTION

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PERENNIAL PLANTING SECTION

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ROOSEVELT SQUARE - PHASE 3B

ROOSEVELT SQUARE 3B LLC

1257 WEST ROOSEVELT ROAD CHICAGO, IL

MARCH 24, 2021

INTRODUCED:

PLAN COMMISSION- JULY 15, 2021

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SITE / LANDSCAPE PLAN

PARKING LOT VEHICULAR IISF CA1CUL ATIONS

40 SPACE PARKING LOT W/ 4 ACCESSIBLE SPACES

TOTAL VEHICULAR USE AREA	4.838 S F
OPEN SPACE	5.477 S F

0 16'-0" 32'-0"

1/32" = V - 0"

ROOSEVELT SQUARE - PHASE 3B

ROOSEVELT SQUARE 3B LLC

1357 WEST ROOSEVELT ROAD CHICAGO, IL

INTRODUCED MARCH 24, 2021

PLAN COMMISSION JULY 15, 2021

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ROOF PLAN

NET ROOF AREA 13.844 S F

0 16'-0" 32'-0"

1/32" = r - 0"

ROOSEVELT SQUARE - PHASE 3ES

APPLICANT: ROOSEVELT SQUARE 3B LLC

**ADDRESS: 1357 WEST ROOSEVELT ROAD
CHICAGO, IL**

INTRODUCED- MARCH 24, 2021

PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

NORTH & WEST ELEVATIONS

$$1/32'' = 1'-0''$$

APPLICANT: ROOSEVELT SQUARE 3B LLC
ADDRESS: 1357 WEST ROOSEVELT ROAD
 CHICAGO, IL
INTRODUCED: MARCH 24, 2021
PLAN COMMISSION: JULY 15, 2021

FINAL FOR PUBLICATION

SOUTH & EAST ELEVATIONS

$$1/32'' = V - 0''$$

ROOSEVELT SQUARE 3B LLC
1357 WEST ROOSEVELT ROAD CHICAGO, IL
MARCH 24, 2021
INTRODUCED:
PLAN COMMISSION JULY 15, 2021

FINAL FOR PUBLICATION

LANDSCAPE PLANT LIST

PLANTING SCHEDULE

1357 ROOSEVELT PLANT SCHEDULE

CSDP 4.1 WORKING LANDSCAPES

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS	NATIVE/NATIVAR PLANT TYPE (Y/N)	(T/S/F/G/B)
SHADE TREES								
CE OC	1	'Cellis ocadenialis IHackberry	B&B		14-cal. 7'CBH 1		Y	T
QU BI	3	Quercus bicolor 'Swamp White Oak	B&B		4-cal. 7'CBH		Y	T Y I T
UL MO	2	'Ulmus <file:///Ulmus> 'Morton Glossy' 'Triumph Elm	B&B		14-cal. 7'CBH			
ORNAMENTAL TREES								
MA AN	1	'Magnolia x 'Ann'	Ann Magnolia	B&B	'6' ht	Imum-stem, low-branched	N	T N T
MA GL	4	'Malus <file:///Malus> x adstringens 'Durleo'	Gladiator Crab	B&B	2 5" cal	single-stem, matching		
EVERGREENS								
TA EV	8	Taxus x media 'Everlow' Everlow Yew		cont	mm 18" w 24-30" oc		N	S
TA CA	1	'Taxus <file:///Taxus> cuspidata 'CapitCapitata Yew	B&B	/ cont	5' ht x 3' w	:sheared pyramidal	N	S
TA IH	29	Thuja occidentalis 'Smaragd' ■ InstantInstantHedge I4 0T x 16"W b pregrown, prec ipped hedge as 5-6' ht waved hedge 'supplied by InstantHedge. remove box upon instaY						S
TH DS	2	Thuja occ den tals 'Dogroots Spire'			(1)4' ht. (1) 5'ht single leader (5)5'ht(1)6'ht.(1) 1 8' ht single cad		Y	S
TH SM	7	Thuja occ den ialis 'Smaragd'	Degroots Spire Arborvitae				Y	S
SHRUBS								
AR MO	46	'Aroma malanocerro 'Morton'	Iroquois Beauty C tokeberry	24" ht x 24" w	30" oc		Y	S
CO BC	38	'Comussancaa <file:///Comussancaa>Bergeson Compact Redosier24" h:x24" w		30" o c			Y Y	S S
DI LO	39	■ Diervilla lonicera	Dwarf Bush-hon y sucklo	.cor18" ht x 18" w	24" o c			
MY PE	1 28	'Mynca <file:///Mynca> pensylvanica	Northern Boyberry	cont	30" ht x 30" w	36" o c	Y	
RH AR	46	'Rhus <file:///Rhus> aromatica 'Gro-Low'	Grow Low Aromatic Sumac	I18"htx18" w	24-oc		Y	S
ORNAMENTAL GRASSES, PERENNIALS, & GROUNDCOVERS								
AG FO	17	Blue Fortune Anise Hyssop	cont		quart	12" oc	Y F Y F	
AL CE	76	'Allium cernuum	Nodding Wild Onion	cont	4" pot	8" o c		
ALSC	49	'Allium schoenoprasum "	Fore sea te Chives	cont	4" pot	8" o c	Y	I F
CA KF	60	Calarr.agrostis acutiflora 'Karl	Karl roorslcr Feather Reed	G*1 cont	24" o c		N G	
CANE	1 52	'Calan yntha nepeta ssp nepeta	Lesser Cabmnt	cont	quart	12" oc	Y	I F
EC PS	48	'Echinacea purpurea 'Prairie Splendor'	Praino Splendor Purple Cone	quart	12" oc		Y	F
EU MY	9	'Euphorbia myrsinites	Myrtle Spurge	cont	4" pot	9" o c	N F	
GEV	172	'Geranium macrorrhizm Sevan's Variety'	Bcont		quart 15" oc quart 12" o c	j	N F Y	I F
U KO	23	'Uatns <file:///Uatns> spicata 'Kobold'	cont					
MOFI	29	'Monarda fistulosa	Wild Scont		:quart "12" oc		Y F	
SE AU	275	'Seslena autumnalis	Autucont		quart 12" oc		N F	
SY NO	17	'Sympnyotnchum <file:///Sympnyotnchum> novae-arcont	iquart		-12" o c		Y	I F

WATE	89	Wald3tatnta <file:///Wald3tatnta> tamata	cell	12.5"pot 12"oc		Y	1 F
BULBS							
AL GL	105	Allium 'Globemaster'	Globemaster Bulb	20 cm +	11 per SF. plant in drifts	N	
CH LU	274	Chionodoxa <file:///Chionodoxa> lucGlory of the Srbulb		5 cm +	[6-9 per SF. plant in drifts	N	
GAEL	206	Galenthus a-twesii	Snowdrop bulb	7 cm+	16-9 por SF. plant in drifts	N	
NA 3D	274	'Narcissus '3D' Blend	J3D Bulb	16 cm + plant in drifts	[3-4 per SF.	N	
SOD							
93 SY - Black Beauty Fescue Sod rolls for approved equal .							

ROOSEVELT SQUARE - PHASE 3B

APPLICANT ADDRESS:

INTRODUCED: PLAN COMMISSION:
ROOSEVELT SQUARE 3B LLC
1357 WEST ROOSEVELT ROAD CHICAGO, IL
MARCH 24, 2021
JULY 15, 2021

FINAL FOR PUBLICATION

LANDSCAPE DETAILS

ROOSEVELT SQUARE - PHASE 3B

APPLICANT-ADDRESS-

INTRODUCED: PLAN COMMISSION:
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SUBAREA D EXISTING LAND-USE MAP

nn,,nnn

V / J SUB-AREA
■■■ EXISTING BUILDING TO REMAIN WITHIN PD BOUNDARY

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S Racine Ave
Chicago, IL INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021
SUB-AREA D

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SITE / LANDSCAPE PLAN

6,995 SF
7 5% x 6,995 = 525 SF 991 SF

PARKING LOT VEHICULAR USE AREA CALCULATIONS 33 SPACE PARKING LOT VW 4 ACCESSIBLE SPACES
TOTAL VEHICULAR USE AREA REQUIRED INTERNAL LANDSCAPED AREA ACTUAL LANDSCAPED AREA
REQUIRED INTERNAL TREE PLANTING ACTUAL TREE PLANTING
525/125 = 5 5

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S. Racine Ave
Chicago, IL INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021
0 20 40 60 80'
LIIII | | | | | |

SUB-AREA D

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GREEN ROOF PLAN

NET ROOF AREA	17,525 SF
GREEN ROOF AREA	2,062 SF
TM INTENSIVE PLANTING AREA	854 SF
»	
! ,1 OCCUPIABLE AREA	1,462 SF
COMBINED GREEN ROOF COVERAGE	17%

0 20 40 60 80'
ROOSEVELT SQUARE - PHASE 3B |

| | | | | |

APPLICANT: Roosevelt Square 3B LLC sub-area d

ADDRESS: 1002 S Racine Ave

Chicago IL

INTRODUCED: March 24, 2021

PLAN COMMISSION: July 15, 2021

NORTH & EAST ELEVATIONS

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" «^"""- ■ warn

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- BRICK WALL ASSEMBLY

RETAIL SIGNAGE ■■ ADDRESS SIGNAGE BANNER

- AI UMINJMKGIASSW

ra.
Eifl

11 VII Ob

1W6'

SCALE: 1" = 40'-0"

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC sub-area d

ADDRESS: 1002 S. Racine Ave

Chicago IL

INTRODUCED: March 24, 2021

PLAN COMMISSION: July 15, 2021

SOUTH & WEST ELEVATIONS

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" «^"""- ■ warn

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.0.

LEV11.2^

SCALE. 1" = 40'-0"

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S. Racine Ave
Chicago, IL INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021
SUB-AREA D

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LANDSCAPE PLANT LIST

PLANT SCHEDULE - GROUND FLOOR

NOTE-
THE PRELIMINARY PLANT LIST MAY BE REVISED AS THE PROJECT
DEVELOPS. NOT ALL PLANTS MAY BE USED AND ADDITIONAL PLANTS MAY
BE ADDED AS THE DESIGN DEVELOPS

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S Racine Ave
Chicago, IL INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

SUB-AREA D

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LANDSCAPE DETAILS

ROOSEVELT SQUARE - PHASE 3B

APPLICANT: Roosevelt Square 3B LLC ADDRESS: 1002 S Racine Ave
Chicago, IL INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15, 2021

SUB-AREA D

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EXISTING LAND-USE MAP

V / J SUB-AREA

IJJJJJJJJJJJI EXISTING BUILDING TO REMAIN WITHIN PD BOUNDARY

National Public Housing Museum & Center for the Study of Housing & Society

APPLICANT: LR ABLA LLC

ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24,2021 PLAN COMMISSION: July 15, 2021

Sub-Area 0 1322 W. Taylor Street

FINAL FOR PUBLICATION

SITE /LANDSCAPE PLAN

>■ NEW ADDITION
F3J EXISTING BUILDING
L_J NPHM (PHASE 2)

S3

- 1 EXISTING BUILDING
few-: • jfW'--

•>p:

└_J RESIDENTIAL (PHASE 1)

MAIN ENTRY-
NEW TRELLIS, CANOPY AND-SCREEN

National Public Housing Museum & Center for the Study of Housing & Society

N

CD

80'

APPLICANT: LR ABLA LLC

ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24,2021 PLAN COMMISSION: July 15,2021

Sub-Area D 1322 W. Taylor Street

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EAST, WEST, & COURTYARD NORTH ELEVATIONS

ExWLnij Masonry To

as

Bo Rcs:orod *****A

V.W-7"

4>1g-1" *nll-4xi

T" Courtyard North Elevation
^ f SCALE 1/32" = 1'-0"

East Elevation

SCALE 1/32" = 1'-0"

Ex sing Masonry To Be Restored -New Aluminum Window w/1 Kistone Frame and Mullen PrOntes -

West Elevation

National Public Housing Museum & Center for the Study of
Housing & Society

APPLICANT: LR ABLA LLC

ADDRESS: 1002 S Racine/1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

INTRODUCED: March 24, 2021 PLAN COMMISSION: July 15,2021

Sub-Area D 1322 W. Taylor Street

FINAL FOR PUBLICATION

NORTH, SOUTH, & COURTYARD SOUTH ELEVATIONS

South Stair Addition
SCALE 1/32" = 1'-0"

Existing Masonry To Be Restored

North Elevation

South Elevation

National Public Housing Museum & Center for the Study of
Housing & Society

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ADDRESS: 1002 S Racine/ 1257 W Roosevelt/ 1322 W Taylor Chicago, Illinois

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Sub-Area 0 1322 W.Taylor Street

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National Public Housing Museum & Center for the Study of
Housing & Society

APPLICANT: LR ABLA LLC

ADDRESS: 1002 S Racine/ 1257 W Roosevelt/1322 W Taylor Chicago, Illinois

INTRODUCED: March 24,2021 rA/I*

PLAN COMMISSION: July 15,2021

Sub-Area D 1322 W. Taylor Street

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LANDSCAPE PLANT LIST

PRELIMINARY PLANT SCHEDULE:

CODE i
BOTANICAL NAME
COMMON NAME
ORNAMENTAL TREES

AM.GF 1 3

AM GR 1 1

CE. 2 1
CA
HE
M

MA.JA

RH TY

SHRUBS

AR rVE

CO BC

Amelanchier canadensis 'Glenn
Form' [Rainbow Pillar
Serviceberry
Amelanchier x Autumn Brilliance
grandiflora
'Autumn
Brilliance'
Cere is canadensis Eastern Redbud

Hepiacodium mico Seven-Son Flower

Magnolia 'Jane' Jane Magnolia

Rhus typhma (mult) Staghorn Sumac (r

Aronia melanocarpa Black Chokeberry

Cornus saccata 'Bergeson Compact

DI RI		Dervda rrvulans 'SKodiak Black Dierv
FO M		Forsythia x 'MindorShow-off Forsythia
HYAR		Hydrangea arboreincrediball Hydrang
HYPA rr.MO	- "	Hydrangea paniculLittle Quickfire Hyd
		Itea virginica 'MortScarlet Beauty Itea
rrvi		Itca virginica 'SpncLittle Henry Itea
JUPR MY PE	- -	Juniperus horizontHughes Juniper
		Myrica pensyK/aniNorthern Bay berry
PHOP		Physocarpus opuhDiablo Nine bark
PHLD RO NW~		Physocarpus opuhLittle Devil Ninebar 'Nearly Wild'
RO CO		Rosa x 'Noala' Coral Flower Carpe
SPVA		Spiraea » vanhoutVanhoutte Spirea
SYVU		Syringa vulgaris 'CCharles Joly Lilac
TA.CU		Taxus cuspidata 'EEmerald Spreader (cubed hedge form
TAME		Taxus x media 'Densiformis' (c ubed hedge form)
TAEV		Taxus x media 'EviEverlow Yew
VICE		Viburnum dentaturBlue Muffin Viburn
VI JU		Viburnum x juddn Judd Viburnum
WE FL		Weigeia florida 'PirFine Wine Weigeia
ORNAMENTAL GRASSES, PERENNIALS, AND GROUNDCOVER		
AL SB I		Summer Beauty Allium
(Allium 'Summer Beauty'		
AL TH		Ozawa Allium
Album Ihunbergn 'Ozawa'		
AG BF ;		Anise Hyssop
iAgascache 'Blue Fortune'		
AN TO I CA.AC		Anemone tormentosa 'Robusiissnma' Calamagrosus x acutifloia 'Karl Foerster'
		Japanese Anemon
		Karl Foerster Feat'
CANE		Calamintha nepetaLesser Calamint
CAAL		Carex albicans White-tinged Sedg
CARO		Carex rosea Rosy Sedge
CO fVD . iCorcopsis 'Moonbeam'		Moonbeam Coreopsis
DE CA		Deschampsia cacspitosa 'Goldtau'
		Tufted Grass
ECPU I		Echinacea purpurea 'Prairie Splendor'
		Prairie Splendor C
GE RO GE MA "		Geranium 'Gerwal'Rozanne Geranium
		Geranium maculatWild Geranium
HED.G		Helemum 'Mardi GMardt Gras Hclonit
HE ST		Hemerocallis 'StellStella de Oro Dayli
HO HB :		Hosta 'Hadspen Hadspen Blue Hos Blue'
HO PH i		Hosta 'Praying Praying Hands Ho Hands'
HYAN I		Hydrangea anomala petiolans Lirope muse an
		Climbing Hydrange
UMU I		'Big Blue'
		Big Blue Lilyturf
LYNU I		Lysimachia nummutaria
		Creeping Jenny
NE WL I		Nepeta x faassenu 'Walker's Low'
		Walkers Low Catm
PA.FI I		Paeonia 'First Arrival'
		First Arrival Peony

PEAT , PAVI I	Perovskia atriplicifolia 'Little Spire' Panicum virgatum 'Shenandoah'	Little Spire Russian Shenandoah Switch
SESP i	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum
SEAU ;	Sesleria autumnalis Autumn Moor Grass	
BULBS		
AL AF	Allium 'Globemaster'	Globemaster Allium
HY NO	Hyacinthoides non-scripta	Virginia Bluebells
NAKP	Narcissus 'Kissproof'	Kissproof Daffodil
TUPI	Tulipa 'Irene'	Irene tulip

National Public Housing Museum & Center for the Study of
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Sub-Area 0 1322 W. Taylor Street

FINAL FOR PUBLICATION

LANDSCAPE DETAIL

SHADE TREE IN PARKWAY SECTION
NOT TO SCALE

0

EVERGREEN TREE PLANTING SECTION
NOT TO SCALE

0

BULB INSTALLATION DETAIL
SOTTORCAir

INTERPLANTING DETAIL
NOT TO SCALE

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Sub-Area D 1322 W. Taylor Street

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rl^#*L rWR

PUBLICATION

Application #20649

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney

Chairman, City Council Committee on Zoning

From: , - ■ "" / r.N" *Sr* -
Maurice D. Cox Chicago Plan Commission

Date: July 15, 2021

Re: Proposed Planned Development (Application #20649)

On July 15, 2021, the Chicago Plan Commission recommended approval of a proposed Residential-Business Planned Development submitted by LR ABLA LLC. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano

PD Master File (Original PD, copy of memo)